

04 Appendix C: Environmental Assessment

Appendix C Environmental Assessment

General Instructions

It shall be the responsibility of the subdivider to submit the information required by this Section with the preliminary plat. This Environmental Assessment format shall be used by the applicant in compiling a thorough description of the potential impacts for the proposed subdivision. Each question pertinent to the proposal must be addressed in a full comprehensive and systematic fashion (both maps and/or text as applicable). Incomplete Environmental Assessments will not be accepted.

The Environmental Assessment will be objectively measured to assure that all mandatory elements are included and that, based upon objective standards, all prospective impacts are adequately addressed. At a minimum the Environmental Assessment must contain the following for all assessment contents:

- a. A summary of probable impacts and statement of impact for each environmental consideration topic;
- b. A discussion to support the statement of impact;
- c. Referenced sources and citations to support the statement of impact;
- d. If applicable, site specific maps and documentation to support the statement of impact and discussion.

If, at any time during the application process, material information comes to light that is not addressed in the Environmental Assessment, the subdivider shall be required to amend the Environmental Assessment to adequately address the issue. In this event the 60 working day review period is suspended and will not resume until the amended Environmental Assessment has been submitted, reviewed and approved by the Planning and Zoning Office. Following review and acceptance of the amended Environmental Assessment, the application review process will resume at the same stage of the 60 working day review period that the original application was at before the additional information came to light.

1. Environmental Assessment Contents

There are two major sections to the Environmental Assessment. The first section incorporates the natural system provisions of 76-3-603 and 76-3-608, MCA. The second section evaluates the impacts to the human community and incorporates 76-3-608 (3)(a) criteria for public health, safety and local services. The sources of information for each section of the Assessment shall be identified. All Environmental Assessments shall contain the signature, date of signature and mailing address of the owner of the property and the person, or persons, preparing the report and citation and a copy of all supporting information.

☐ Signature/date Technical Consultation: Thousand Hills Landworks

EA Preparer Address: 3248 Farm to Market Rd, Kalispell, MT 59901

☐ Signature/date Owner: Ben and Krista VanHelden

Owner address: 17 1st ave E, Kalispell, MT 59901

 7-10-2020

2. Section 1 – Resource Assessment and Impact Criteria Report

a. Surface Water:

i Locate on the preliminary plat and describe all surface water and the delineated 100 year floodplain(s) which may affect or be affected by the proposed subdivision including:

A. *All natural water systems such as perennial and intermittent streams, lakes and ponds, rivers, or marshes;*

There are no natural surface water systems on the proposed subdivision.

B. *All artificial water systems such as canals, ditches, aqueducts, reservoirs, irrigation or drainage systems;*

There are no artificial water systems on the proposed subdivision.

EA_Attachment 1: Preliminary Plat

ii Describe all probable impacts to surface waters which may affect or be affected by the proposed subdivision including name, approximate size, present use, and time of year when water is present and proximity of proposed construction (e.g. buildings, sewer systems, roads) to surface waters;

No effects to surface waters are anticipated.

iii Describe any existing or proposed stream bank or shoreline alterations or any proposed construction or modification of lake beds or stream channels. Provide information on location, extent, and purpose of alteration. If any construction or changes are proposed which require a 310 Permit from the Flathead County Conservation District the subdivider shall acknowledge that the permit is required and will be obtained prior to final plat;

N/A:

iv If wetlands are present, the subdivider shall identify and provide a map showing wetland areas. A wetlands investigation completed by a qualified consultant, using the most current U.S. Army Corps of Engineers' Wetlands Delineation Manual may be required. If any construction or changes are proposed which require a 404 Permit, the subdivider shall acknowledge that the permit is required and will be obtained.

There are no wetlands on the proposed subdivision.

The National Wetlands Inventory Wetlands Mapper shows a 2.94 acre Riverine habitat running near the western portion of Lot 10.

According to the NWI site, the area was mapped in 2005 using digital imagery, not onsite evaluation. According to the current owner and verbal history from a previous owner, seasonal water has never been observed on the riverine site. There are not wetland plants on the site.

EA_Attachment 1: Preliminary Plat

EA_Attachment 2: NWI Riverine

b. Ground Water:

i Establish the seasonal minimum and maximum depth to water table, dates on which these depths were determined, and the location and depth of all known aquifers which may be affected by the proposed subdivision. Monitoring may be waived if evidence of minimum and maximum ground water elevations can be documented;

Based upon existing wells on neighboring parcels, it appears that minimum depth to groundwater is in excess of 12 vertical feet.

ii If determined from subsection (b)(i) above that any area within the proposed subdivision is within four feet of the surface, the high water table shall be measured from tests taken during the period of the highest groundwater elevations, generally from March 15 through June 30, during average precipitation years and reported in the environmental assessment;

High water is not within 4' of the surface.

iii Describe any steps necessary to avoid probable impacts and the degradation of ground water and ground water recharge areas as result of the subdivision.

EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson

c. **Geology/Soils:**

i Locate on the preliminary plat any known geologic hazards affecting the subdivision which could result in property damage or personal injury due to rock falls or slides, mud, snow; surface subsidence (e.g., settling or sinking); and seismic activity;

There are no known geologic hazards on the proposed subdivision.

ii Explain what measures will be taken to prevent or materially lessen the danger and probable impacts of future property damage or personal injury due to any of the hazards referred to above;

There are no known geological hazards on the proposed subdivision.

iii Explain any unusual soil, topographic or geologic conditions on the property which limit the capability for building or excavation using ordinary and reasonable construction techniques. The explanation should address conditions such as shallow bedrock, high water table, unstable or expansive soil conditions, and slope. On the preliminary plat identify any slopes in excess of 40 percent;

There are no known geological hazards on the proposed subdivision.

iv Identify any soils constraints, including probable impacts due to expansive soils, hydric soils, or any soils which limit sanitary facilities. Explain special design considerations and methods needed to overcome the soil limitations;

The soil types for this location are primarily very gravelly, stoney, cobbly, with some boulders at the surface and subsurface. These soil types are typically well drained with the water table depth at 120" or more. The soils are non-hydric and experience minimal expansion. This soil type does not require any special design considerations or methods to overcome any limitation.

EA_Attachment 4: Soil Report: Johnson

v Describe the location and amount of any cut or fill three or more feet in depth. These cuts and fills should be indicated on a plat overlay or sketch map. Where cuts or fills are necessary, describe any plans to prevent erosion and to promote re-vegetation such as replacement of topsoil and grading.

There will be no cuts or fills 3' or more in depth; therefore, erosion prevention plans are not warranted.

d. Vegetation:

- i On a sketch map or aerial photo indicate the distribution of the major vegetation types such as marsh, grassland, shrub, coniferous forest, deciduous forest, mixed forest, including critical plant communities such as stream bank or shore line vegetation; vegetation on steep, unstable slopes; vegetation on soils highly susceptible to wind or water erosion;

The proposed subdivision consists of marginal grazing fields and does not contain critical plant communities.

EA_Attachment 6: Major Vegetation Types

- ii Identify any locations of noxious weeds and identify the species of weeds and explain measures to control weed invasion;

The property is part of Homes on a Thousand Hills Subdivision, including CCRs required by previous development to manage weeds. The developer and future homeowners of the property will continue to manage weeds through identification and management recommendations in "Montana's Noxious Weeds" provided by Montana State University Extension and in conjunction with the Flathead County Weed District. Care should be taken in administration of herbicides in accordance with management for Species of Concern. The owner is currently working with Flathead County Weed District to address noble yarrow on the property.

EA_Attachment 5: Site Plant and Animal Life

EA_Attachment 8: Existing CCRs

EA_Attachment 9: HOTH Weed Plan

- iii Describe any probable impacts and any protective measures to preserve trees and critical plant communities (e.g., design and location of roads, lots and open spaces).

There are no critical plant communities.

e. Wildlife:

- i Describe species of fish and wildlife which use the area affected by the proposed subdivision; Identify on the preliminary plat any known critical or "key" wildlife areas, such as big game winter range, waterfowl nesting areas, habitat for rare or endangered species, or wetlands;

The Montana Fish, Wildlife and Parks, Crucial Areas Planning System (CAPS), shows a Class 1 and Class 3 broad designation for this area. The entire Flathead

County is designated as either Class 1, 2, or 3. The site does not contain wetland. The proposed subdivision is part of Homes on a Thousand Hills (HOTH) Subdivision which is identified on the HOTH Plat as Big Game Winter.

EA_Attachment 8: Existing CCRs

EA_Attachment 9: HOTH Weed Plan

EA_Attachment 10: Montana Critical Area Planning

(1) EA_Attachment 11: Appendix J: Dust Control

EA_Attachment 12: HOTH Plat

EA_Attachment 5: Site Plant and Animal Life

ii Identify rare and endangered species on-site. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

EA_Attachment 5: Site Plant and Animal Life

iii Describe any probable impacts and proposed measures to protect or enhance wildlife habitat or to minimize degradation (i.e. keeping buildings and roads back from shorelines; setting aside marshland as undeveloped open space);

EA_Attachment 5: Site Plant and Animal Life

iv It is recommended that the subdivider discuss the impact of the proposed development on fish and wildlife with the Department of Fish, Wildlife and Parks (FWP) and incorporate any recommendations from the agency to mitigate wildlife impacts.

The subdivider will review FWP recommendations. Current CCRs for HOTH Subdivision contain FWP human / wildlife recommendations for the site.

EA_Attachment 8: Existing CCRs

f. Wildlife Habitat:

- i Proposed subdivisions that are contiguous to urbanized areas are presumed to have a minimal impact on wildlife habitat;
- ii Proposed subdivisions in locations with riparian areas, wetlands, rivers, streams, lakes, or other natural surface waters are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

This site does not contain riparian areas, wetlands, rivers, streams, lakes or other natural surface waters.

- iii Proposed subdivisions in an area with rare or endangered species, as identified by state or federal agencies, are presumed to have an impact on the habitat of those species. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement;

EA_Attachment 5: Site Plant and Animal Life

- iv Proposed subdivisions on and or adjacent to land identified by state or federal agencies as critical habitat are presumed to have an impact on wildlife habitat. Describe the impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support that statement.

The proposed subdivision is not on or adjacent to land identified by state or federal agencies as critical habitat.

g. Agriculture and Timber Production:

- i On a sketch map locate the acreage, type and agricultural classifications of soils;

EA_Attachment 4: Soil Report: Johnson

- ii Identify and explain the history of any agricultural production of the by crop type and yield;

The property for many years was in productive agricultural production. In recent years, it was used as grazing ground.

h. Describe the historical and current agricultural uses which occur adjacent to the proposed subdivision and explain any probable impacts and measures which will be taken to avoid or limit development conflicts with adjacent agricultural uses;

Property to the north , HOTH Lot 1, is a proposed 6 lot division on Lot.

Property to the south is a 32 acre residence.

Property to the east, across Farm to Market is a gravel pit.

Property to the west is Lot 9 of HOTH Subdivision.

There are no anticipated agricultural impacts to neighboring tracts.

i If timbered, identify and describe any timber management recommendations which may have been suggested or implemented by a professional forester.

There is no timber.

i. Agricultural Water User Facilities:

i On a sketch map or aerial photo locate the location of any agricultural water user facility, including but not limited to agricultural water works, wells, canals, irrigation ditches and pump houses on-site or adjacent to the proposed subdivision;

There is no agricultural water user facility.

ii Describe any agricultural water user facility on the site or in proximity that might be affected and explain any probable impact(s) and measures which will be taken to avoid or mitigate probable impacts;

N/A

iii It is recommended that the subdivider discuss any impact of the proposed development on agricultural water users facilities with the irrigation company or organization controlling the facility and incorporate any recommendations from the agency to mitigate agricultural water users impacts.

N/A

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j. Historical Features:

i Describe and locate on a plat overlay or sketch map any known or possible historic, paleontological, archeological or cultural sites, structures, or objects which may be affected by the proposed subdivision;

There are no known historic features on the site and a search of the State Historic Preservation Office referenced files did not show any historic features.

ii Describe any plans to protect such sites or properties;

N/A

iii Describe the impact of the proposed subdivision on any historic features, and the need for inventory, study and/or preservation and consultation with the State Historic Preservation Office (SHPO).

N/A

k. Visual Impact:

i Describe any efforts to visually blend development activities with the existing environment.

The proposed subdivision is consistent with development in the area. It is not anticipated that there would be need to visually screen.

l. Air Quality:

i Describe any anticipated impact to air quality caused from dust or other air pollutants, including dust created from roads, and any means to mitigate the impact to air quality.

All subdivision roads within the project will be constructed and paved to County Standards. Shepherd Trail is a paved County Standard Road. Farm to Market Road, also known as State Secondary Highway 424, is the paved County Road that provides access to the subdivision. All of the roads within the development will be privately owned and maintained. Watering of disturbed areas and tracking pads will be incorporated into the construction contract to lessen the potential of dust during construction of the subdivision road.

EA_Attachment 11:

m. Area Hazards:

i Describe and locate on a plat overlay or sketch map any hazardous concerns or circumstances associated with the proposed subdivision site, including, but not limited to:

A. *Any part of the proposed subdivision that is located within the Wildland Urban Interface priority area. If located in the Wildland Urban Interface or high fire hazard area identified by a local fire district or fire protection authority describe probable impact(s) and measures to mitigate the impact(s), or submit a statement explaining why no impact is anticipated, providing documentation to support the statement;*

The southern portion of Lot 10 is in the WUI; however, there is no timber on Lot 10 nor on the adjacent lots.

EA_Attachment 7: Appendix L: WUI FPCFRP

B. *Any potential hazardous materials contained on site, including high pressure gas lines, high voltage transmission lines, super fund sites, abandoned landfills, mines or sewer treatment plants, etc. In some cases an Environmental Site Assessment may be required;*

None.

C. *Describe measures to mitigate any adverse impacts associated with area hazards.*

No area hazards are anticipated.

3. Section 2 - Community Impact Report

a. Water Supply:

i Describe the proposed water system and how water will be provided for household use and fire protection and the number of gallons needed to meet the needs of the anticipated final population;

Water will be provided through individual lot site specific wells.

EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson

ii Indicate whether the plans for water supply meet state standards for quality, quantity and construction criteria.

Individual wells will meet state quality, quantity and construction criteria.

- iii If the subdivider proposes to connect to an existing water system:
 - A. *Identify and describe that system;*
 - B. *Provide written evidence that permission to connect to that system has been obtained;*
 - C. *State the approximate distance to the nearest main or connection point;*
 - D. *State the cost of extending or improving the existing water system to service the proposed development;*
 - E. *Show that the existing water system is adequate to serve the proposed subdivision.*

There will be no connection to existing water supplies.

- iv If a public water system is to be installed, discuss:
 - A. *Who is to install that system and when it will be completed;*
 - B. *Who will administer and maintain the system at the beginning of subdivision development and when subdivision is completed;*
 - C. *Provision of evidence that the water supply is adequate in quantity, quality, and dependability (75-6-101 MCA).*

There will be no connection to existing public water supply systems.

- v If individual water systems are to be provided, describe the adequacy of supply of the ground water for individual wells or cisterns and how this was determined.

Water will be provided through individual lot site specific wells.

EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson

b. Sewage Disposal:

- i Describe the proposed method of sewage disposal and system;
- ii Indicate the number of gallons of effluent per day which will be generated by the proposed subdivision at its full occupancy, whether the proposed method of sewage disposal is sufficient to meet the anticipated final needs of the subdivision and whether it meets state standards;
- iii If the development will be connected to an existing public sewer system, include:
 - A. *A description of that system and approximate distance from the nearest main or connection point to the proposed subdivision;*
 - B. *Written evidence that permission to connect to that system has been obtained.*
- iv If a new public sewage disposal system, as defined under 75-6-102 MCA, is to be installed, discuss:
 - A. *When the system will be completed, and how it will be financed;*
 - B. *Who is to administer and maintain the proposed system at the beginning of subdivision development and when development is completed?*

Sewage disposal will be via on site septic systems.

EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson

c. Storm Water Drainage:

- i Describe the proposed methods of storm water drainage for roads and other anticipated impervious surfaces, including storm water calculations;
- ii Describe the proposed methods of storm water drainage for other areas of the subdivision, including storm water calculations;
- iii Identify the mechanism and who is responsible for the maintenance of the storm water drainage system.

EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson

d. Solid Waste Disposal:

i Describe the proposed system of solid waste collection and disposal for the subdivision including:

The subdivision will use a contract hauler for refuse collection and hauling. The landfill is located along U.S. Highway 93 about 7 miles northeast of the subject property.

EA_Attachment 14: Evergreen Disposal Service Letter

A. Evidence that existing systems for collection and facilities for disposal are available and can handle the anticipated additional volume;

The Flathead County Growth Policy (2012 Update) provides Solid Waste projection in Chapter 7. According to the Growth Policy, the landfill has a capacity for current and future needs of 29 years if the increase in waste stream grows at 8% annually and 57 years if the waste stream grows at 2%. Based on the estimated capacity remaining as of July 2008, combined with current and projected inflow as well as diversion rates, the Flathead County Landfill is anticipated to reach capacity by 2055. Expanded recycling programs could be instituted within the County to increase the life expectancy of the landfill. In 2011 the Landfill acquired additional property adjacent to the landfill and is looking to acquire more property to provide up to 100 years of life.

B. A description of the proposed alternative where no existing system is available.

N/A

e. Roads:

i Describe any proposed new public or private access roads or substantial improvements of existing public or private access roads;

There will be no new roads.

ii Discuss whether any of the individual lots or tracts have access directly to arterial or collector roads; and if so, the reason access was not provided by means of a road within the subdivision;

Lots will access the collector road, Farm to Market, via Shepherd Trail.

iii Explain any proposed closure or modification of existing roads.

The proposed subdivision will not alter or close any other road, private or public.

iv Identify existing primary road Average Vehicle Traffic and subdivision daily vehicle traffic assigned to that primary road.

AADT for Farm to Market Section (S-424) 005+0.693 to 013 + 0.408 for 2018 is 2966.

Section 4.7.17 of Flathead County Subdivision Regulations provides a calculation of 10 vehicle trips per day per lot for single family residential units. Subdivision Vehicle Trips per day: 6 lots x 10 vehicle trips per lot = 60 Vehicle Trips per day.

<https://mdt.maps.arcgis.com/home/webmap/viewer.html?webmap=8a0308abed8846b6b533781e7a96eedd>

EA_Attachment 15: MDT AADT

v Describe provisions considered for dust control on roads;

EA_Attachment 11: Appendix J: Dust Control

vi Indicate who will pay the cost of installing and maintaining dedicated and/or private roadways;

Lot owners will provide long term maintenance according to the Road User's Agreement found in the existing CCRs

EA_Attachment 8: Existing CCRs

vii Discuss how much daily traffic will be generated on existing local and neighborhood roads and main arterial, when the subdivision is fully developed;

Section 4.7.17 of Flathead County Subdivision Regulations provides a calculation of 10 vehicle trips per day per lot for single family residential units. Subdivision Vehicle Trips per day: 6 lots x 10 vehicle trips per lot = 60 Vehicle Trips per day.

viii Indicate the capacity of existing and proposed roads to safely handle any increased traffic. Describe any anticipated increased maintenance that will be necessary due to increased traffic and who will pay the cost of maintenance;

Farm to Market Road (S-424) is a State Secondary Highway maintained by the MDOT. According to the MDOT traffic count website, in 2018 Farm to Market Rd had an annual average daily trip (AADT) count of 2966. Farm to Market Road is a major collector road which is designed to handle large volumes of vehicles by funneling traffic from outlying subdivisions to centers of commerce and employment. While each vehicle trip causes incremental use of the collector, the proposed subdivision, by itself, should not increase the maintenance costs on Farm to Market Road.

ix Explain whether year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

Year round access by conventional automobile will be available over legal rights of way to the subdivision and to all lots and common facilities within the subdivision.

f. Utilities:

i Include a description of:

A. *The method of furnishing electric, natural gas or telephone service, where provided;*

Electric service is provided by Flathead Electric. Gas could be provided via a homeowner installed tank if desired. Conduit is available for phone service.

(1) EA_Attachment 11: Appendix J: Dust Control
EA_Attachment 12: HOTH Plat

B. *The extent to which these utilities will be placed underground;*

All new utility extensions will be placed underground.

A. *Estimated completion of each utility installation.*

Primary electrical distribution to each lot will be completed prior to final plat.

g. Emergency Services:

i Describe the emergency services available to the subdivision such as:

A. *Is the proposed subdivision in an urban or rural fire district? If not, will one be formed or extended? In absence of a fire district, what fire protection procedures are planned?;*

The subdivision is located in the West Valley Fire District.

B. *Police protection;*

The subdivision is located in the Flathead County Sherriff's Office Jurisdiction.

C. *Ambulance service/Medical services;*

Ambulance services can be provided by West Valley Fire District Stations located 2.5 miles north on Farm to Market Road or 3 miles south on Farm to Market

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Road. Kalispell Regional Medical Center is located 8.1 miles from the proposed subdivision.

D. Give the estimated response time of the above services;

Fire stations are within 3 miles. The primary hospital is 8 miles away. The Flathead County Sheriff's website states that their Patrol Division "provides law enforcement services 24 hours a day, 7 days a week, 365 days a year throughout over 5200 square miles of land area within the agency's jurisdiction."

E. Can the needs of the proposed subdivision for each of the above services be met by present personnel and facilities.

Yes.

h. Schools:

i Identify the School Districts and describe the available educational facilities which would service this subdivision;

Elementary K-8: West Valley School District #1

High School: Glacier High School

ii Estimate the number of school children that will be generated from the proposed subdivision;

A February 1, 2017 report by the NAHB using tabulation of data from the US Census Bureau's 2015 American Community Survey concludes that on average nationally there are 47.8 children per 100 for single family detached homes. At 4 lots, the proposed subdivision would be estimated to produce approximately 3 school aged children if used for residential single family.

iii The subdivider shall discuss the impact of the proposed development on the provision of educational services with the administrator(s) of the appropriate school system(s). The subdivider shall provide a written statement outlining whether the increased enrollment can be accommodated by the present personnel and facilities and by the existing school bus system, any recommendations of the administrator(s), and any mitigation planned to overcome any adverse impacts of the proposed development on the provision of educational services.

Mr. Hill, Superintendent of Kalispell Public Schools, states that the High School District and Glacier High School can accommodate the anticipated enrollment. Mr. Ketchum, Superintendent of West Valley School, has not responded.

EA_Attachment 16: Glacier High School

EA_Attachment 16: Glacier High School

EA_Attachment 17: West Valley School

i. Land Use:

i Describe comprehensive planning and/or land use regulations covering the proposed subdivision or adjacent land and if located near the jurisdictional area of an incorporated city or town, whether annexation is proposed;

The subdivision is located within the West Valley Zoning District and it is not located near the jurisdictional area of any incorporated city or town.

ii Describe how the subdivision will affect access to any public lands. Where public lands are adjacent to or near the proposed development, describe present and anticipated uses for those lands; (e.g., grazing, logging, recreation, etc.);

The subdivision is not adjacent to or near public lands.

iii Describe the effect of the subdivision on adjacent land use;

The effects of this subdivision will be in line with the uses outlined in the West Valley Zoning District.

iv Describe any health or safety hazards on or near the subdivision, such as mining activity or potential subsidence, high pressure gas lines, dilapidated structures or high voltage power lines. Any such conditions should be accurately described and their origin and location identified. List any provisions that will be made to mitigate these hazards.

There is a gravel pit east of the subdivision, across Farm to Market Road. The gravel pit is currently under application for an asphalt and concrete batch plant.

j. Housing:

i Indicate the proposed use(s) and number of lots or spaces in each:

A. *For residential indicate the type of dwelling unit;*

B. *For all other uses the type and intensity of use (e.g. industrial, commercial, etc.).*

The proposed use is any use allowed by current or future West Valley Zoning regulations and HOTH Subdivision CCRs

EA_Attachment 8: Existing CCRs

- k. Parks and Recreation Facilities:
 - i Describe park and recreation facilities to be provided within the proposed subdivision and other recreational facilities which will serve the subdivision.

Developer proposes cash in lieu of parkland.

- l. Public Health and Safety:
 - i Describe any probable impacts and any measures to mitigate the impacts, or submit a statement explaining why no impact is anticipated, providing documentation to support that statement that might affect public health and safety that aren't specifically addressed in other sub-section of the environmental assessment;

There are no anticipated impacts anticipated that aren't specifically addressed in other subsections of the environmental assessment.

09 Environmental Assessment Attachments

- (1) EA_Attachment 1: Preliminary Plat
- (2) EA_Attachment 2: NWI Riverine
- (3) EA_Attachment 3: DEQ Water Sewer Stormwater: Jere Johnson
- (4) EA_Attachment 4: Soil Report: Johnson
- (5) EA_Attachment 5: Site Plant and Animal Life
- (6) EA_Attachment 6: Major Vegetation Types
- (7) EA_Attachment 7: Appendix L: WUI FPCFRP
- (8) EA_Attachment 8: Existing CCRs
- (9) EA_Attachment 9: HOTH Weed Plan
- (10) EA_Attachment 10: Montana Critical Area Planning
- (11) EA_Attachment 11: Appendix J: Dust Control
- (12) EA_Attachment 12: HOTH Plat
- (13) EA_Attachment 13: Area Location Map
- (14) EA_Attachment 14: Evergreen Disposal Service Letter
- (15) EA_Attachment 15: MDT AADT
- (16) EA_Attachment 16: Glacier High School
- (17) EA_Attachment 17: West Valley School